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Davidson County DEEDWARR
Recvd: 04/01/05 15:54 2 pgs
Fees:13.00 Taxes:514.49
20050401-0035730

This Instrument Prepared By:
Gibson, Gregory & Gwyn, PLLC
201 Fourth Avenue, N. Suite 1900
Nashville Tennessee 37219

ADDRESS NEW OWNER:

Lawrence E. Simpson and wife,
Marlita Simpson
1731 16th Avenue, North
Nashville, TN 37208

SEND TAX BILL:

CTX Mortgage Company, LLC
P. O. Box 199077
Dallas, TX 75219-9077

MORTGAGEE:
CTX Mortgage Company, LLC
P. O. Box 199077
Dallas, TX 75219-9077

MAP AND PARCEL:
MAP 81-11
PARCEL 229

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the Grantees named herein, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **William Patton, Jr.**, ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto **Lawrence E. Simpson and wife, Marlita Simpson**, ("Grantee"), their heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee (the "Property"), described as follows, to wit:

Tract I:

Land in Davidson County, Tennessee, being the southerly half of Lot No. 351 on the Plan of McGavock and Wetmore's Second Addition to Nashville, called the Addition to the Town of McGavock, as of record in Plat Book 21, page 41, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 351 fronts 50 feet on the westerly side of 16th Avenue N., formerly Hendershott Street, and runs back between parallel lines, with the northerly margin of Short Street, 170 feet to an alley.

Tract II:

Land in Davidson County, Tennessee, being the northerly 1/2 of Lot No. 351 on the Plan of McGavock and Wetmore's Second Addition to Nashville, called the Addition to the Town of McGavock, as of record in Plat Book 21, page 41, Register's Office for Davidson County, Tennessee.

Said part of said lot fronts 50 feet on the westerly side of 16th Avenue North, formerly Hendershott Street, and runs back between parallel lines, 170 feet to an alley.

Being the same property conveyed to William Patton, Jr., unmarried, by deed from Beth Boone, dated April 22, 2004, of record in Instrument No. 20040503-0050132, re-recorded in Instrument No. 20040609-0068253, Register's Office for Davidson County, Tennessee.

The above described property has never been the primary residence of Grantor.

This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such limitations and restrictions and easements as may affect the premises.

This is improved property known as 1731 16th Avenue, North, Nashville, TN 37208.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to Grantee, their heirs, successors and assigns, forever; and Grantor, does covenant with Grantee that he are lawfully seized and possessed of the Property in fee simple, has a good right to convey it, and the same is unencumbered unless otherwise herein set out; and Grantor does further covenant and bind himself, his heirs, assigns and representatives, to warrant and forever defend the title to the Property to Grantee, their heirs, successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 31st day of March, 2005.

William Patton, Jr.

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Before me, the undersigned, of the state and county aforesaid, personally appeared William Patton, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes contained therein.

Witness my hand and official seal this 31st day of March, 2005.

Notary Public

My Commission Expires: 1/24/09

CATHERINE H. GWYN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires January 24, 2009

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual value or consideration, whichever is greater, for this transfer is $139,050.00.

AFFIANT

Subscribed and sworn to before me this 31st day of March, 2005.

NOTARY PUBLIC

My Commission Expires: 1/24/09

CATHERINE H. GWYN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires January 24, 2009